

**METES AND BOUNDS DESCRIPTION OF 4.3363 ACRE TRACT - PAULO MORENO**

A TRACT OR PARCEL OF LAND CONTAINING 4.3363 ACRES BEING OUT OF AN ORIGINAL 4.500 ACRE TRACT LESS 0.1637 ACRE IN PUBLIC STREET DESCRIBED IN VOLUME 7213, PAGE 125 OF THE DEED RECORDS OF BRAZOS COUNTY CONVEYED TO PAULO MORENO IN SHERIFF DEED NOTED AS LOT 8, BLOCK 14 OF THE STEPHEN F. AUSTIN LEAGUE, SECTION 9, ABSTRACT 62 IN BRAZOS COUNTY, TEXAS, BEING THAT SAME TRACT RECORDED IN VOLUME 249, PAGE 357 OF THE DEED OF BRAZOS COUNTY ALSO CONVEYED TO PAULO MORENO IN INSTRUMENT RECORDED IN VOLUME 692, PAGE 292 OF THE DEED RECORDS OF BRAZOS COUNTY SAID 4.3363 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod found at the South corner of the herein described 4.3363 acre tract at an old fence corner in the Northwest boundary of the Gwynell V. Jones 9.277 acre tract described in instrument in Volume 258, Page 737 of the Deed Records of Brazos County marking the Easterly corner of a 0.1567 acre tract so called remainder of the Beverly Ann Smith 56.20 acre tract described in Volume 1854, Page 84 of the Deed Records of Brazos County;

THENCE North 54 degrees 19 minutes 30 seconds West with an old fence a distance of 153.03 ft. to a 2 1/2 inch iron pipe found at an angle point in the herein described tract in the Northeasterly right-of-way line of Suncrest Drive (60 ft. right-of-way) and the PC of a curve to the left;

THENCE in a Westerly direction with said curve to the left having a radius of 635.00 ft., a central angle of 17 degrees 14 minutes 39 seconds and a long chord bears North 42 degrees 46 minutes 50 seconds West a distance of 190.39 ft. to a 2 1/2 inch iron pipe found at the PT of said curve in the Northeasterly right-of-way line of said Suncrest Drive;

THENCE North 51 degrees 24 minutes 00 seconds West with the Northeast right-of-way line of said Suncrest Drive a distance of 64.99 ft. to a 2 1/2 inch iron pipe found at the West corner of the herein described tract, the North corner of said portion of road right-of-way recorded in Volume 72, page 125 of the Deed Records of Brazos County marking the South corner of the James C. Mosley Tract described in Volume 1247, Page 426 of the Deed Records of Brazos County at a fence corner;

THENCE North 37 degrees 53 minutes 25 seconds East with an old fence line, the Northwest boundary of said Moreno Tract, the Jose J. Robledo Tract described in Volume 11995, Page 214 of the Deed Records of Brazos County, the South corner of the Richard Pena Tract described in Volume 7627, Page 53 of the Deed Records of Brazos County and with the Southeast boundary of the Lenard Millsap 50.12 acre tract described in Volume 3014, Page 139 of the Deed Records of Brazos County a total distance of 441.78 ft. to a 3/8 inch iron rod set at the North corner of said so called 4.5000 acre tract and a re-entrant corner of said Millsap 50.12 acre tract;

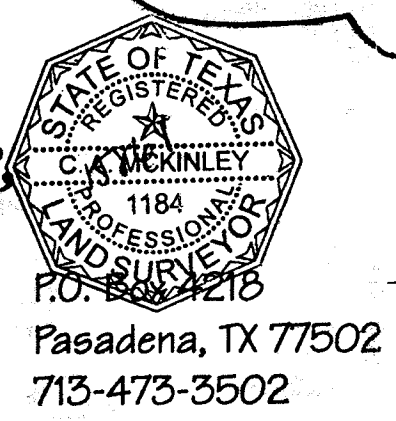
THENCE South 54 degrees 19 minutes 30 seconds East with the Southwesterly boundary of said Millsap Tract a total distance of 406.97 ft. to a 3/8 inch iron rod set with cap marking the East corner of the herein described tract, the Northwest boundary of the Felix Torres, Jr. so called 7.75 acre tract described in Volume 3005, Page 196 of the Deed Records of Brazos County;

THENCE South 37 degrees 53 minutes 25 seconds West with an old fence, the Northwest boundary of said Torres and the Northwest boundary of said Jones Tract passing a 3/8 inch iron rod set with for reference at the East corner of a 0.2410 acre tract heretofore surveyed in all a total distance of 483.22 ft. to the PLACE OF BEGINNING and containing 4.3363 acre of land.

**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

Registered Professional Land Surveyor No. 1184  
**STATE OF TEXAS CHARLES A. MCKINLEY**



**BOUNDARY LAND TITLE:**  
**SURVEY OF**  
 4.3363 ACRE OUT OF ORIGINAL 4.500 AC. CONV. TO  
 PAULO MORENO IN SHERIFF'S DEED LOT 8, BLK. 14  
 STEPHEN F. AUSTIN SUR. SECTION 9, ABST. 62  
 BRAZOS COUNTY, TEXAS  
 DEED RECORDED IN VOL. 249, PG. 357 OF BRAZOS CNTY. DEED RECORDS  
 DATE: JULY 16, 2015  
 OWNER: PAULO MORENO  
 SCALE: 1 INCH = 50 FT.

Arrived - Oak Creek